

**702, 1540 29 Street NW**  
**Calgary, Alberta**

**MLS # A2230913**



**\$319,900**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Sloped		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 507
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Amazing Location! This bright and beautifully updated main-floor condo unit is steps away from Foothills Medical Centre and local shops like Gus's Pizza. With direct access to green space, this unit offers convenience plus natural insulation &mdash; cooler in summer, warmer in winter! From the large living and dining room windows, you'll enjoy a serene, park-like view of open green space &mdash; not other buildings &mdash; providing a sense of privacy and tranquility. Inside you'll find 2 spacious bedrooms, 1 full bathroom, in-suite laundry, and a utility/storage room. Enjoy the ease of brand-new, low-maintenance vinyl flooring throughout, all newer double-pane windows, and cozy up by the charming wood-burning fireplace &mdash; perfect for those winter evenings. Close to the University of Calgary Medical School, SAIT, major malls, and all essential amenities. A smart choice for comfort, location, and lifestyle!